

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**JANUARY 30, 1995**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Monday, January 30, 1995, at 7:30 p.m., in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); and Councilmember Ed Levinson (Ward II). Also in attendance were Mayor Jack Leonard; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

**ITEM I.** Approval of summary of Planning and Zoning Committee meeting of January 12, 1994.

A motion was made by Councilmember Levinson and seconded by Councilmember Flachsbart for approval. The motion was approved by a vote of 3 to 0.

Director Duepner stated Councilmember Cullen (Ward IV) requested that it be noted he was unable to attend the meeting due to a prior commitment, but would have attended the meeting had it been as originally scheduled on January 26, 1995.

**ITEM II.** **P.Z. 18 & 19-94 Chesterfield Village, Inc., Louis S. Sachs and Nancy R. Sachs (Wildhorse Hills); "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit (PEU) Procedure; south side of Wild Horse Creek Road, west of the intersection of Wild Horse Creek Road and Baxter Road Extension.**

Director Duepner summarized the report of the Planning Commission, noting the recommendation of the Planning Commission for approval of P.Z. 18-94 and for approval of P.Z. 19-94. Director Duepner also summarized the prior review and considerations by the Planning Commission and the Planning and Zoning Committee on these petitions. Director Duepner also noted that a valid Protest Petition had been filed with the City in regards to both P.Z. 18-94 and P.Z. 19-94, therefore, both the rezoning and Planned Environment Unit would require a 2/3's vote of Council for approval. Director Duepner also stated that Councilmember Cullen wished it be noted that he would prefer any connection to Silverthorne in the Woodcliffe development to the west be an emergency access (e.g., pavers).

Mr. Louis Sachs addressed the Committee and presented a revised plan depicting no permanent access to Wild Horse Creek Road for the proposed development, provision of a landscape area adjoining Wild Horse Creek Road, and access to Baxter Extension. Mr. Sachs indicated that temporary construction access would be sought from Wild Horse Creek Road. The plan also depicted the area east of the subject site and Mr. Sachs stated their intention was to submit petitions to the City seeking rezoning of the adjoining property, as well as a .6 acre tract which had previously been submitted to the City for commercial zoning. Relative to the size of lots adjoining Wild Horse Creek Road, Mr. Sachs stated that either a minimum lot size of 18,000 square feet which would include a forty (40) foot landscape easement or a minimum lot size of 14,000 square feet with a forty (40) foot common ground strip would be acceptable.

There was discussion by Committee Members relative to the plan presented by Mr. Sachs.

Councilmember Flachsbart indicated he could support the proposal, noting that no permanent access would be provided to Wild Horse Creek Road.

Councilmember Levinson indicated that, in his opinion, development with access from Wild Horse Creek Road would result in a better development, and he acknowledged that the petitioner was seeking to find an acceptable solution.

There was discussion by the Committee relative to whether the landscape area adjoining Wild Horse Creek Road should be common ground or an easement along the back portion of lots. There was also considerable discussion by the Committee relative to construction access only to Wild Horse Creek Road, and the timing of termination of that access.

Councilmember Flachsbart indicated it would be his thought that access to Wild Horse Creek Road be allowed for construction only, the property on either side of the access posted for construction traffic only - no public access, and the construction access be vacated within thirty-six (36) months of commencement of construction. Councilmember Flachsbart noted the time period could be amended per request and action by the City Council.

Councilmember Levinson expressed concern relative to imposition of a time limit for the construction access.

Director Duepner addressed the Committee noting the property to the east, through which access to Baxter Extension would be sought, is currently zoned "R-5" Residence District with a Planned Environment Unit. At a minimum, a Section Plan for this portion of the Chesterfield Village development would be needed.

A motion was made by Councilmember Flachsbart for approval of rezoning of the subject tract to "R-1," for a distance of approximately 500 feet parallel to Wild Horse Creek Road, and "R-3" Residence District for the remainder of the site. The motion was seconded by Councilmember Levinson.

A motion was made by Councilmember Flachsbart for approval of a Planned Environment Unit in the "R-1" and "R-3" Residence Districts, subject to no access to Wild Horse Creek Road, except temporary construction access via the existing driveway, and notification posted on either side for construction access only; the construction access shall terminate within thirty-six (36) months of commencement of construction; Planning and Zoning Committee review and approval of Site Development Plan and Landscape Plan; provision of stub street connection at Silverthorne Drive in Woodcliffe development; provision of a minimum forty (40) foot landscape buffer in common ground with an undulating berm of undetermined height. The motion was seconded by Councilmember Levinson.

Councilmember Hurt suggested an amendment that, if a stub street connection is not provided at Woodcliffe, an emergency access utilizing pavers with no gate be provided.

Director Duepner noted that in cases where a paver section is provided, provision of some type of gate or restriction is needed to prevent vehicles from utilizing the connection.

Ms. Wendy Geckler addressed the Committee inquiring about the proposed number of lots on the revised plan. Mr. Sachs responded to the question regarding the number of proposed lots.

Upon a vote, the motion for approval of rezoning to "R-1" and "R-3" Residence Districts was approved by a vote of 3 to 0.

Upon a vote, the motion for approval of the Planned Environment Unit in the "R-1" and "R-3" Residence Districts was approved by a vote of 3 to 0.

Chairman Hurt noted that, if this matter could not be acted upon at the February 6th City Council Meeting, it would be placed on the agenda for action at the March 6th Meeting, when all Councilmembers would be in attendance.

**Note:** Four (4) bills relative to this matter will be needed for the February 6, 1995 City Council Meeting. A bill on the Rezoning and a bill for the Planned Environment Unit, as recommended by the Planning Commission; and a bill for the Rezoning and a bill for the Planned Environment Unit, as recommended by the Planning and Zoning Committee.

**ITEM III.**

Presentation by members of the City of Chesterfield Planning Commission of proposed Landscape Guidelines for Institutional Development.

Planning Commissioner Bill Kirchoff addressed the Committee on the proposed Guidelines. He noted that, as with the case with the Commercial, Residential and Valley Landscape Guidelines, these are recommendations and variations are possible.

Councilmember Flachsbart complimented the Committee on its effort.

Chairman Hurt and Councilmember Flachsbart had no comments.

Councilmember Levinson indicated he would like additional time to review the matter.

Chairman Hurt directed the matter be left off the agenda, if Councilmember Levinson has concerns, and then the matter be placed back on the agenda.

**ITEM IV.**

Memorandum from the Director of Planning requesting refund of filing fee for P.Z. 2-95 Don Hamm (Valley View Acres).

A motion to refund the filing fee was made by Councilmember Flachsbart and seconded by Councilmember Levinson. The motion was approved by a vote of 3 to 0.

**Note:** Action by Council to approve refunding of filing fee is needed at the February 6, 1995 Meeting.

**ITEM V.**

Correspondence concerning St. Louis County Planning Commission petitions P.C. 11 and 12-95 The Jones Company Custom Homes, Inc.; south of Wild Horse Creek Road, west of the western terminus of Lance Leaf Court.

Director Duepner summarized the correspondence from Mr. Maurice Hirsch expressing concern relative to P.C. 11 and 12-95 The Jones Company Custom Homes, Inc.

Mr. Tom Krull addressed the Committee, noting he had prepared the design for both Wildhorse Village K and the subject site of P.C. 11 and 12-95. He noted that a cap is proposed on the number of lots which may utilize the access of Wild Horse Creek Road without provision of additional improvements.

A motion was made by Councilmember Flachsbart and seconded by Chairman Hurt that a letter be sent to the St. Louis County Planning Commission requesting that consideration be given to ensuring reasonable access for properties on the north side, as well as those on the south side of Wild Horse Creek Road, and that an alternate access to the west be provided. **The motion was approved by a vote of 3 to 0.**

**ITEM VI.**

Memorandum from the Director of Planning concerning proposed 1995 Planning and Zoning Committee Meeting Schedule.

A motion to hold this item was made by Councilmember Flachsbart and seconded by Chairman Hurt. **The motion was approved by a vote of 3 to 0.**

**ITEM VII.**

Memorandum from the Director of Planning concerning Update of the Zoning and Subdivision Ordinances.

Director Duepner referenced the upcoming meeting of the Steering Committee on Thursday, February 2nd, at 5:30 p.m. He also noted the attached memorandums from Lane Kendig concerning "Bonus System versus Performance System," and Sign Regulations.

The Committee directed that copies of both memorandums be forwarded to the Members of the Zoning and Subdivision Ordinance Steering Committee with a note that the memorandum on "Bonus System versus Performance System" would be discussed at the meeting on February 2nd. Chairman Hurt expressed concern for inclusion of a Bonus being provided in the Estate District for provision of public streets. Relative to the memorandum on signs, that item will be discussed with Mr. Kendig by the Planning and Zoning Committee at its meeting of February 16th.

**ITEM VIII.**

Correspondence from the City Attorney concerning refiling of petitions (Section 1003.300 Procedure for amending the Zoning Ordinance).

**This item was held.**

**ITEM IX.**

Memorandum from the Director of Planning regarding City Council Bill 958, -amendment of Sign Regulations concerning Menu Boards for Fast Food Restaurants.

Director Duepner noted that the McDonald's Corporation had submitted plans for the facility at Lea Oak and Clarkson Road, and those plans were in the process of being reviewed.

ITEM X. Correspondence from the City Attorney regarding reasonableness of Zoning Categories.

This item was held.

ITEM XI. Memorandum from the Director of Planning concerning regulation of News Racks.

This item was held.

ITEM XII. Memorandum from the Director of Planning regarding extension of Resolution #166.

A motion was made by Councilmember Levinson and seconded by Councilmember Flachsbart for approval of a Resolution extending the time for introduction of a bill. The motion was approved by a vote of 3 to 0.

Note: A resolution will be needed relative to this matter for the February 6, 1995 City Council Meeting.

ITEM XIII. Memorandum from the Director of Planning concerning Chesterfield Valley.

This item was held.

ITEM XIV. The next meeting of the Planning and Zoning Committee will be on Thursday, February 16, 1995, at 5:30 p.m.

ITEM XV. **SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING ON JANUARY 9, 1995 - TO BE RECEIVED AND FILED.**

A. Adjusted Lot A of B.A.P. P.B. 205, Pg. 84 (Frichtel property); Large lot Subdivision Record Plat in the "R-1" One Acre Residence District; west side of Wilson Road, north of Falling Leaves Drive.

Note: Action on this matter will be taken by City Council at the January 17, 1995 Meeting.

- B. Chesterfield Mall; A Re-subdivision Plat of Lot C101F of Parcel C101F of "Chesterfield Village Area A - Phase One - Plat One"; southwest quadrant of I-64/U.S. Highway 40/61 intersection with Clarkson Road.

**Note:** These items were received and filed.

The meeting adjourned at 9:10 p.m.

[PZC-SUM.J30]